



Town of Brookline

Massachusetts

PLANNING BOARD

Linda K. Hamlin, Chairman
Steven A. Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark J. Zarrillo

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

BROOKLINE PLANNING BOARD MEETING MINUTES Room 111, First Floor, Brookline Town Hall October 20, 2016 – 7:30 p.m.

Board Present: Linda Hamlin, Robert Cook, Blair Hines, Sergio Modigliani

Staff Present: Karen Martin

Linda Hamlin called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

200 Washington Street (Worthy Restaurant) – Convert retail space to a 76 seat restaurant requiring relief for off-street parking requirements (11/3) Pct. 6

Karen Martin presented the case and described the relief required.

Ms. Vastey of Robert Allen's Law Office described the brand of Worthy Restaurant/Worthy Kitchen which has two existing locations in Vermont. Ms. Vastey explained that the site's location in Brookline Village across from the Village T stop will allow people to walk to the restaurant. They believe parking is not required.

Mr. Cook asked if there is a sense of the number of "seats" Brookline Village can hold. Mr. Allen replied that we do not know.

Mr. Hines stated that this is not a big ask and that the Board wants to support vibrancy downtown.

Mr. Modigliani asked about the number of employees and their shifts. Ms. Vastey replied that they don't have those details but the hours of operation will be 12 pm to 10 pm. The restaurant does not yet have its license.

Ms. Hamlin asked about the easement behind #202. Mr. Allen replied that it is not used and belongs to an owner/tenant of the building.

Mr. Modigliani recommended a T pass program for employees. It is included as a condition in the Planning Board report.

Ms. Hamlin motioned to recommend approval.

Mr. Cook seconded the motion.

Voted (4-0): The Planning Board recommends approval of the site plan and floor plans labelled “200 Washington Street Brookline” by TLH Consulting, dated 7/1/16, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final floor plan indicating the total number of seats proposed subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. The restaurant’s management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the restaurant’s employees.**
- 3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

161 Buckminster Road – Construct a 200 square foot addition off the kitchen requiring relief for FAR and design review (10/27) Pct. 12

Karen Martin presented the case and described the relief required.

The applicant, Barbara Kellman, was present.

Ms. Hamlin asked why the proposed steps go down and then go up. Ms. Kellman replied that their architect had suggested this design to preserve sight lines.

Mr. Hines suggested a more transparent railing system.

Ms. Hamlin stated that the final plans should include more details and believes the proposal is very sympathetic to the existing house.

Mr. Cook stated that he doesn’t understand the carport design.

Ms. Hamlin stated that there are very minimal additions and they were sensitively designed.

Ms. Hamlin motioned to recommend approval.

Mr. Hines seconded the motion.

Voted (4-0): The Planning Board recommends approval of the site plan, architectural plans and elevations and by Howland Architecture Studio, dated 8/30/2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site plans, floor plans and elevation subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and elevations stamped and signed by a registered architect or engineer; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

1244 Boylston Street – Construct a 414 square foot office addition requiring design review (11/10) Pct. 15

Karen Martin presented the case and described the relief required.

Larry Grossman of Stantec presented the proposed design.

Mr. Hines commented that it would be helpful to show sight distance coming out on the right and left. Cars will need to crawl out and will block the pedestrian right-of-way. Mr. Grossman replied that a pedestrian indicator will be installed. Mr. Hines does not believe that is necessary due to the glass building but he would like to see a diagram that shows car sight lines and pedestrian access.

Mr. Hines asked if there is an ability to exit onto Tully Street. Mr. Grossman replied that it has been studied but was ultimately found to not be a good option.

Ms. Hamlin raised questions about parking and asked where delivery trucks would now park. She brought up the need for a loading zone. Mr. Margolis, the property owner, stated that delivery trucks pull up on the sidewalk. He suggested adding a sign that says “Loading – No Parking” and said that in front of the mailboxes would be ideal.

Mr. Modigliani stated that loading areas on Route 9 require a Special permit from MassDOT. Mr. Margolis replied that enforcement does not seem to be an issue.

Mr. Hines asked if the purpose of the addition is more about presence or function and asked about the possibility of a higher design. Mr. Margolis replied that they looked at various scenarios but the second floor can’t be obstructed so they settled on the cube design. The space was empty for years,

he explained. They want to bring the signage out to the street and are looking for a low-traffic generator to fill the space.

Mr. Modigliani asked for clarifications on the site plan – where is the property line? Who is building the sidewalk as this is state land. Mr. Margolis replied that they will get a permit from MassDOT.

Mr. Modigliani stated that window treatments on glass won't contribute to visibility. He encourages a pedestrian signal.

Mr. Margolis stated the original design was pushed back three feet for sight distance.

Mr. Hines asked if we need to show sight lines on record as due diligence.

Mr. Modigliani stated that this is design review and this proposal will entail the loss of green space. Are there any opportunities to add green back?

Mr. Hines replied that street trees won't do well and believes the upgrades are sufficient. He suggested pots at the doorway to the new entrance.

Ms. Hamlin pointed out the need for signage into the parking area and that it should be thought about for sign review.

Mr. Modigliani asked about the metal panel materials. Mr. Grossman clarified the building materials. Mr. Modigliani asked about the proposed eyebrow that sticks out 8 inches to the cap. It was determined that Planning Department staff will review the details of the joints, mullions, scoring and alignment on the final plans.

Ms. Hamlin motioned to recommend approval.

Mr. Cook seconded the motion.

Voted (4-0): The Planning Board recommends approval of the site plan, building plans and elevations labelled "1244 Boylston Street Building Addition" by Stantec, dated 8/5/16, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations indicating all dimensions and materials subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. Prior to the issuance of a building permit, the applicant shall submit a landscape plan.**
- 3. Prior to the issuance of a building permit, the applicant shall submit a parking plan indicating the location of a loading zone in front of the existing mailboxes.**

- 4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

1 Harvard Street (Café Nero) – Renovate existing space for a 44 seat café requiring parking relief and install signage (11/17) Pct. 4

Karen Martin presented the case and described the relief required.

Attorney Bob Allen explained the background of Caffè Nero and its start in London. The brand has expanded to Boston and has numerous locations downtown and in various surrounding towns. Mr. Allen explained the look and style of the brand and stated that he believes it will be a great addition to Brookline.

Mr. Allen explained the need for a credit of six parking spaces. He believes no off-street parking will be needed as there is a public parking lot behind the building.

Mr. Modigliani asked if there are façade changes. Mr. Allen replied that there are none at this time for this individual store. The owner of the overall building is considering changes that would be reviewed separately.

Mr. Allen stated that only 3 employees work at a time as per Caffè Nero's service style.

Ms. Hamlin asked if the seating on the plans could be numbered.

The Board agreed that they have no issues and that the relief is reasonable.

Ms. Hamlin motioned to recommend approval.

Mr. Cook seconded the motion.

Voted (4-0): The Planning Board recommends approval of the site plan and floor plans labelled "Caffè Nero" by KHArchitecture, dated 8/1/16, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final floor plan indicating the total number of seats proposed subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. The restaurant's management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the restaurant's employees.**

- 3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans stamped and signed by a registered architect or engineer and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

The Board then reviewed the proposed signage for Caffè Nero.

Attorney Allen passed out photos of the awning at the café's Tremont Street location downtown as an example.

Ms. Hamlin asked if there were examples of the material to be used. She also proposed using only the words "Italian Coffee Company" and not the other proposed language.

Mr. Allen believes "Master Roasters" is critical to their brand but he will check if this is a possibility.

Mr. Cook stated he is in favor of symmetry.

Mr. Modigliani stated that he likes "Italian Coffee Company" on one awning and "Master Roasters" on the second.

The Board discussed the attachment of the awnings to the building. Mr. Modigliani asked how high it is to the underside of the awning. Mr. Allen replied that it is 8' 6".

The Board discussed the pitching and angle of the perspective of the proposed lettering.

Ms. Hamlin motioned to recommend approval.

Mr. Hines seconded the motion.

Voted (4-0): The Planning Board approves the plans by Café Nero Americas, last submitted on 10/11/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans reflecting the requested change above, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. Prior to the issuance of a building permit, the applicant shall confirm with staff that their proposed method of mounting the awnings is acceptable.
3. The awnings shall be maintained in good condition.
4. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

1633 Beacon Street (Café Nero) – Renovate existing space for a 60 seat café requiring parking relief (11/17) Pct. 12

Karen Martin presented the case and described the relief required.

The Planning Board had no comments on this proposal.

Ms. Hamlin opened the floor to public comment:

George Vasios (195 Winthrop Road): He is a local resident who wanted to learn more about what Café Nero is all about. He has no comments or concerns.

Ms. Hamlin stated that this situation is the same as the previously heard case and that the Board is willing to approve.

Mr. Modigliani pointed out that there is a T-stop directly in front of the site.

Mr. Allen said he expects this location to catch pedestrian traffic.

Ms. Hamlin motioned to recommend approval.

Mr. Cook seconded the motion.

Voted (4-0): The Planning Board recommends approval of the floor plans labelled “Caffe Nero” by Upland Architects, dated 8/18/16, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final floor plan indicating the total number of seats proposed subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. The restaurant’s management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the restaurant’s employees.**
- 3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final floor plan stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

The Board discussed that it would like to see revised minutes from the September 29 and October 6 meetings. The Planning Department will redistribute.

The meeting was adjourned at 8:50 pm.

Materials Reviewed During Meeting: Staff Reports, Site Plans, Elevations